3 rooms in Old Town

€359,000

Old Town · 3 rooms · 57 m² in size



Key details

Surface area	**57 m²**
Rooms	**3**
Floor	**3rd**
Annual charges	**€732 /yr**

DPE (Energy) **C**

Lowest: A
Highest: G

A
B
C ✓
D
E
F
G

GES (Emissions) **A**

Lowest: A
Highest: G

A ✓
B
C
D
E
F
G

Description

This property offers a unique opportunity in the heart of the historic Vieux-Nice, right by the iconic Place Rossetti. It consists of over 57 square meters divided into two furnished units: a one-bedroom apartment and a studio. The location is highly sought after, surrounded by the charm of the old town, close to the Sainte-Réparate Cathedral, shops, restaurants, and other notable landmarks.

The property presents a variety of possibilities, whether you are looking to invest, build a real estate portfolio, or find a pied-à-terre with an additional rental unit. The rental potential is significant, with a reported gross return of nearly 14% and an occupancy rate of 77%. This makes it an attractive option for those interested in the rental market.

The property is part of a co-ownership of 19 lots, with no ongoing legal proceedings as per the relevant construction and housing codes. The monthly management cost is 61€, and the agency fees are covered by the seller.

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